



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
10th day of September, 1992

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Gerard E. Quinn, et ux
Petitioner's Attorney:

Development Review Committee Response Form
Authorized signature: *Charles E. Quinn* Date: *9/22/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476 Waiver Number: TE (Waiting for developer to submit plans first) Zoning Issue: 6-1-92 Meeting Date: 6-1-92

COUNT 1

Walter T. Anderson and Charles E. Maynard	100	9/21/92	<i>comment</i>
DED DEPRM RP STP TE			
✓ Oliver Jones/Long Green Hotel	101		NC
DED DEPRM RP TSP TE			
✓ William G. Zimmermann for Estate of A.V. Williams	86		NC
DED DEPRM RP STP TE			
✓ Lorenz Construction, Inc.	87		NC
DED DEPRM RP STP TE			
✓ Gerard E. and Susan L. Quinn			NC
DED DEPRM RP STP TE			
✓ Michael S. and Margaret L. Craft	89		NC
DED DEPRM RP STP TE			
✓ Eric H. and Margaret W. Naviasky	97		NC
DED DEPRM RP STP TE			
✓ Abrams Development Group	98		NC
DED DEPRM RP STP TE			
✓ Richard H. O'Connell	99		NC
DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 10

Rec'd jg 9/24/92

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 88 (LJC)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it
does not access a State roadway and is not effected by any State Highway Administration
projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David Ramsey 9/24/92
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-8451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 23, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petition(s) from Zoning Advisory Committee
September 21, 1992

The Office of Planning and Zoning has no comments on the following petition(s):

William Zimmerman for Estate of A.V. Williams, Item No. 86 ✓
Gerard and Susan Quinn, Item No. 88 ✓

If there should be any further questions or if this Office can provide additional
information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*

Division Chief: *Ervin McDaniel*

EMcD:PM:bjs

Rec'd jg 9/24/92
ITEM88/ZAC1

Development Review Committee Response Form
Authorized signature: *Walter T. Anderson* Date: *9/22/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476 Waiver Number: TE (Waiting for developer to submit plans first) Zoning Issue: 6-1-92 Meeting Date: 6-1-92

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DED DEPRM RP STP TE			
✓ Oliver Jones/Long Green Hotel	101		<i>MT</i>
DED DEPRM RP TSP TE			
✓ William G. Zimmermann for Estate of A.V. Williams	86		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Lorenz Construction, Inc.	87		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Gerard E. and Susan L. Quinn			<i>NIC</i>
DED DEPRM RP STP TE			
✓ Michael S. and Margaret L. Craft	89		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Eric H. and Margaret W. Naviasky	97		<i>NIC</i>
DED DEPRM RP STP TE			
✓ Abrams Development Group	98		<i>WIC</i>
DED DEPRM RP STP TE			
✓ Richard H. O'Connell	99		<i>NIC</i>
DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 10

Rec'd jg 9/24/92

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 1, 1992

FROM: J. Lawrence Pilson *JLP/MS*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #88
4713 Carroll Manor Road
Zoning Advisory Committee Meeting of September 21, 1992

The Department of Environmental Protection and Resource Management offers
the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the
Protection of Water Quality, Streams, Wetlands and Floodplains.

LP:sp

QUINN/TXTSPB

RECEIVED
OCT 5 1992
ZONING OFFICE

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
SEPTEMBER 30, 1992
(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GERARD E. QUINN AND SUSAN L. QUINN
Location: #4713 CARROLL MANOR ROAD
Item No.: * 88 (LJC) Zoning Agenda: SEPTEMBER 21, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: *JLP/MS* Noted and
Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Walter T. Anderson* Date: *9/30/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476 Waiver Number: TE (Waiting for developer to submit plans first) Zoning Issue: 6-1-92 Meeting Date: 6-1-92

COUNT 1

Walter T. Anderson and Charles E. Maynard	100	9/21/92	
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DED DEPRM RP STP TE			

COUNT 9
FINAL TOTALS
COUNT 9

*** END OF REPORT ***

RECEIVED
OCT 5 1992
ZONING OFFICE



111 West Chesapeake Avenue
Towson, MD 21204

SEPTEMBER 15, 1992

(410) 887-3353

Bernard E. Quinn and Susan L. Quinn
4713 Carroll Manor Road
Beltsville, Maryland 21013

Re: CASE NUMBER: 93-85-A
LOCATION: S/3 Carroll Manor Road, 860' E of c/1 Allison Road
4713 Carroll Manor Road
11th Election District - 6th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before September 27, 1992. The closing date is October 13, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Zoning Commissioner, Baltimore County

88

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4713 CARROLL MANOR RD.

Subdivision name: Webster Park

plat book # 52, folio # 10, lot # 3, section #

OWNER: Gerard + Susan Quinn

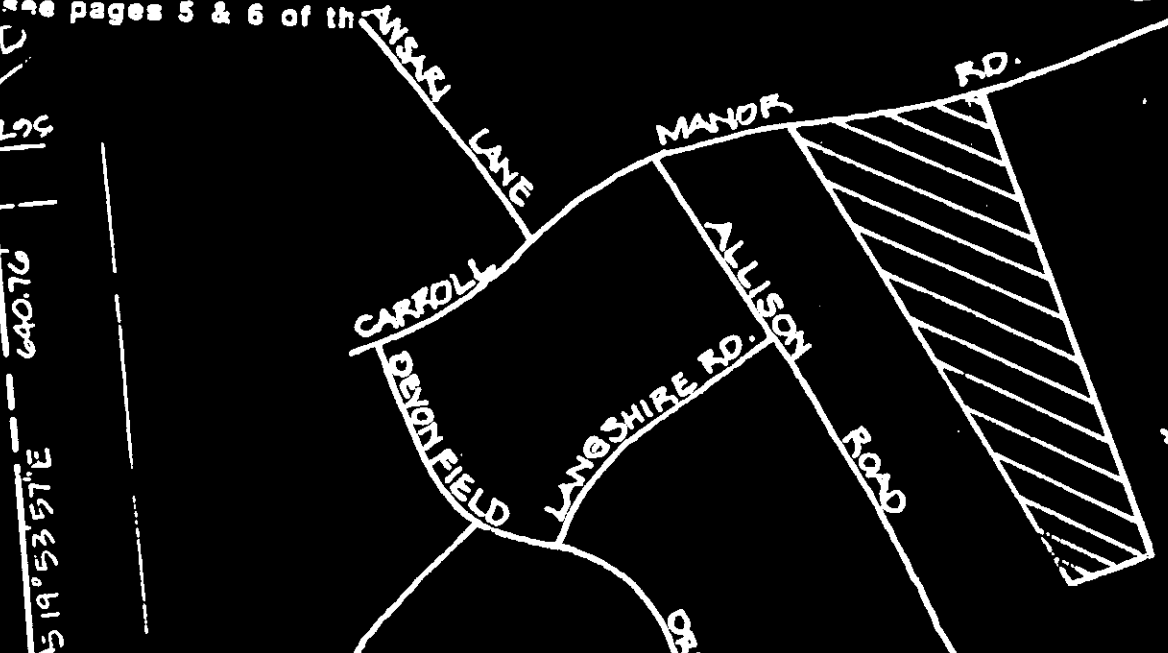
93-85-A



North
date: 9-9-92

prepared by: C. Major

Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1" = 500' 500'

LOCATION INFORMATION

Councilmanic District: 6

Election District: 11

1"=200' scale map#: NE 19 E

Zoning: RC-5

Lot size: 1.256 acreage square feet

SEWER: ☐ public ☒ private

WATER: ☐ yes ☒ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

LG

88

93-85-A

88



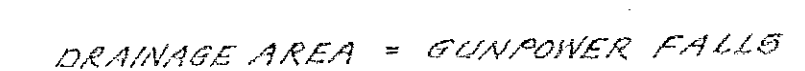
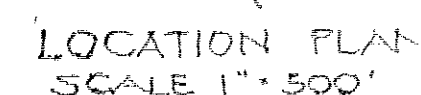
93-85-A

88



5. THIS PLAN MAY EXPIRE IN ACCORDANCE
WITH BILL #56-82, SECT. 22.68
6. D.R.G. PLAN APPROVED ON 8-1-84

1. ZONING: RC-5
2. GROSS AREA: 10,000 SQ. AC. ±
3. HIGHWAY WIDENING: 0.341 AC. ±
4. NET AREA: 9,660 AC. ±
5. NO. LOTS ALLOWED: 10,000 SQ. FT. ÷ 6,700 SQ. FT. = 1.5
6. NO. LOTS PROPOSED: 1
7. EACH LOT SHALL HAVE 2 OFF-STREET PARKING SPACES (MIN. 8' X 18')
8. FOR PARKING LOTS: REFUSE COLLECTOR, TRASH ENCLOSURE AND POND MAINTEINANCE ARE PROVIDED TO THE FRONT OF THE PARKING LOT AND STREET RIGHT OF WAY ONLY, AND NOT ONTO THE IMMOVABLE LOT DRIVEWAY.



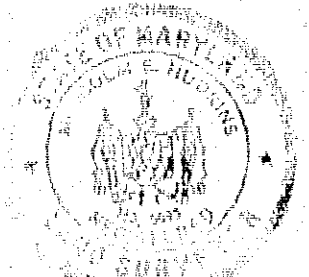
NOTE:
COORDINATES 4 BEARINGED SHOWN
TO THE SYSTEM OF COORDINATES
BALTIMORE COUNTY MARITIME
ON THE FOLLOWING TABLE

#13944	-N74309.13	E28534.47
#13943	-N74222.428	E28210.44

OWNER & DEVELOPER
JAMES H. & MARILYN WEBSTER
1711 CARROLL MOUNTAIN ROAD
BALDWIN, MD. 21013
DEED 64-29-100

93-85-A

HUDKINS ASSOCIATES, INC.
160 EAST 36TH ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204



6317 52-106



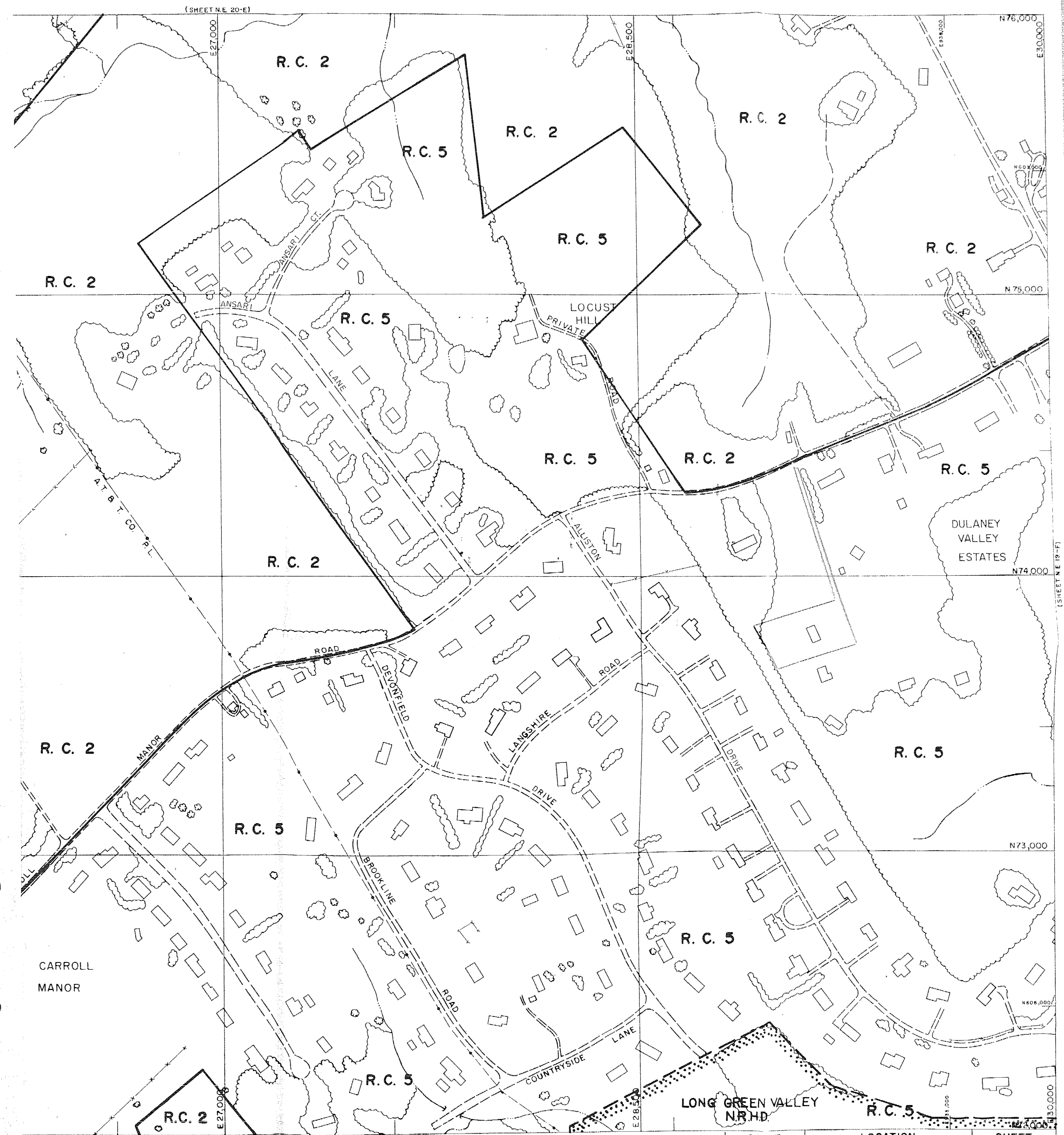
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION EAST OF BLENHEIM	SHEET N. E. 19-E
DATE OF PHOTOGRAPHY JANUARY 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

Chairman, County Council

93-85-A 88



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION EAST OF BLENHEIM	SHEET N. E. 19-E
DATE OF PHOTOGRAPHY JANUARY 1986		

93-85-A